FILE COPY

GEM PROPERTIES

SEPTEMBER 2005 GROUNDWATER MONITORING REPORT 2702-2732 LYTTON STREET AND 3000-3006 BARNETT AVENUE SAN DIEGO, CALIFORNIA

OCTOBER 4, 2005
GES PROJECT #3100029

Groundwater
& Environmental Services, Inc.

6160 Fairmount Avenue • Suite A • San Diego, California 92120 • (619) 299-0033 • Fax (619) 299-0087

Project 3100029

October 4, 2005

Mr. Al Apuzzo
Gem Properties
c/o O'Bryan-Smith Investments
402 West Broadway, Suite 2900
San Diego, California 92101

RE: September 2005 Groundwater Monitoring Report
2702-2732 Lytton Street and 3000-3006 Barnett Avenue
San Diego, California

Dear Mr. Apuzzo:

Groundwater & Environmental Services (GES)[1] is pleased to provide Gem Properties (Client) with this report of groundwater monitoring activities performed at the subject site located at 2702-2732 Lytton Street and 3000-3006 Barnett Avenue in San Diego, California (Figure 1).

BACKGROUND

GES understands that the Matchinski Family has owned the property since approximately the 1930s. The subject site consists of a developed strip of land along Lytton Street and Barnett Avenue. The site is bound by an alley and commercially developed property to the east, commercial property at 2790 Lytton to the west, residential development and a church facility to the north, and Lytton Street and a Naval facility to the south. The site is developed with a commercial building occupied by three commercial tenants. Current site uses include Just Curves (a clothing store), Empty Tomb Choppers (a motorcycle fabrication shop), and Pacific Embroidery (a garment shop). According to a Phase I report provided by the Client, one of the previous site uses was a gasoline station from approximately 1938 to 1957. However, information provided by the Client suggests that a portion of the original gas station lot may not be within the current property dimensions, as part of the property where the station existed was lost due to the widening and realignment of the adjacent Lytton Street and Barnett Avenue.

On July 8, 2003, and September 10, 2003, EnecoTech performed site assessment activities at the subject site. These activities included the placement of 14 soil borings and collection of soil and groundwater samples to assess subsurface conditions. Hydrocarbon impact was detected in soil and groundwater samples collected. Soil impact was greatest in the soil boring located inside the building now occupied by Empty Tomb Choppers, and groundwater impact was greatest in the soil boring located in the parking area northwest of the existing building. Based upon the data collected, impact to soil was delineated. Individual reports of these site assessment activities were submitted to the Client on August 15, 2003, and September 24, 2003.

Under an approved work plan, EnecoTech performed a Phase II Environmental Site Assessment (Phase II ESA). EnecoTech proposed to perform a geophysical survey in an attempt to locate the underground storage tanks (USTs) or former tank pit, the likely source of hydrocarbon impact at the site. EnecoTech contracted ULS Services Corporation (ULS) to conduct the geophysical survey, which was performed on May 7, 2004. The results of the survey identified two anomalies located west of the clothing store and motorcycle fabrication shop. ULS provided EnecoTech a report of field activities.

[1] On April 22, 2005, GES purchased the majority of EnecoTech, Inc. (EnecoTech) assets.

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EnecoTech mobilized to the subject site on May 25, 2004, to perform exploratory soil borings to assess whether the anomalies identified during the geophysical survey were components of a former fueling system (USTs or product piping). EnecoTech staff performed eight exploratory borings with a hand auger to depths ranging from 2 feet to 7.5 feet below ground surface (bgs) however; no indication of a tank or product piping was encountered in the soil borings.

On July 7, 2004, EnecoTech installed four monitoring wells in an attempt to assess groundwater impact. The four wells were surveyed and sampled on July 12, 2004. The results of soil and groundwater samples confirmed the findings of the previous investigation performed by EnecoTech. Soil and groundwater impact appear to be limited to an area beneath the western edge of the onsite buildings and west of the buildings. A Comprehensive Site Assessment report dated September 10, 2004, was submitted to the County of San Diego, Site Assessment and Mitigation Division (SAM) detailing the results of the Phase II ESA.

In a letter dated September 28, 2004, SAM requested that a work plan be submitted for the installation of an additional monitoring well south of the subject site to further assess soil and groundwater impact. EnecoTech submitted a work plan, which was approved in a letter from SAM dated December 17, 2004.

On March 7, 2005, once an encroachment permit had been obtained, EnecoTech installed one additional monitoring well to further assess soil and groundwater impact. The five monitoring wells were sampled on March 11, 2005. An Additional Site Assessment report dated April 20, 2005, was submitted to SAM detailing the results of the well installation.

On August 19, 2005, GES prepared a Corrective Action Plan (CAP) for the site. The required thirty day notice period following submittal of the CAP occurred during the month of September 2005. The CAP recommended Natural Attenuation/Site Closure for the site.

GAUGING, PURGING, AND SAMPLING

On September 18, 2005, GES staff gauged, purged, and sampled the five groundwater monitoring wells according to GES standard field procedures included in Appendix A of this report. The monitoring wells were gauged for groundwater elevation and the presence of free product. Free product was not encountered in any wells. After gauging, the wells were purged using either a 12-volt submersible pump or a disposable bailer. While purging each well, GES staff collected temperature, conductivity, and pH readings at pre-determined intervals. Prior to sampling, groundwater was allowed to recharge to greater than 80% of static elevation. Following recharge, samples were retrieved from each well using disposable bailers, collected in the appropriate analysis-specific sample containers, and stored in an ice chest until delivered to a California State-certified laboratory under chain-of-custody protocol.

Cross-contamination between monitoring wells was avoided by taking a number of precautions. After gauging each well, the water-level probe was decontaminated; the cleanest monitoring wells were purged and sampled first, followed by increasingly impacted wells; purging equipment was decontaminated with an Alconox solution followed by a clean water rinse; and, groundwater samples were collected using disposable bailers and new gloves.

Approximately 52 gallons of purge water collected and stored during this event were transferred into a 55-gallon Department of Transportation (DOT)-approved drum onsite. Gauging, purging, and well condition forms are provided in Appendix A.

GROUNDWATER ELEVATIONS

GES previously contracted Southern California Survey to locate the five monitoring wells for elevation latitude and longitude according to guidelines established under Assembly Bill 2886 (AB2886). AB2886 requires that laboratory and geographical data associated with leaking UST (LUST) cases be submitted to the State of California-maintained database (GeoTracker). Elevation data used to calculate groundwater elevations and create the groundwater elevation contour map is presented on Figure 2. The monitoring well survey, gauging, and laboratory data have been submitted to the GeoTracker website. Confirmation of the data submittal to GeoTracker is presented in Appendix B.

GES found that groundwater elevations increased by 0.11 feet in MW1, 0.14 feet in MW3, 0.13 feet in MW4, and 0.16 feet in MW-5 and groundwater elevation decreased by 0.88 feet in MW-2 compared with data from the most recent sampling event of June 23, 2005. In general, elevations during the last three events have varied by an average of 0.31 feet. The groundwater gradient for the September 2005 event varied from 0.002 to 0.005 foot/foot.

During the initial two sampling events, groundwater was gauged for elevation during high tide, and groundwater was found to flow away from the San Diego Bay in an unexpected (onshore) direction. To assess the potential influence of tidal action on groundwater at the site, GES has performed subsequent gauging events during low tide events. During one of the lowest tide events in September, the monitoring wells were gauged for groundwater elevations at a -0.5 (low) tide and groundwater was found to flow in a northwest direction. During the previous sampling event in June, monitoring wells were gauged for groundwater elevations at a -1.7 (low) tide and groundwater was found to flow south toward the San Diego Bay in an offshore direction.

Groundwater during this low tide gauging event was found to flow northwest across the site in an onshore direction. The changes of groundwater flow direction observed over time indicate the groundwater at the site is tidally influenced. This would tend to cause groundwater elevations and gradient to change frequently over time based on the timing and magnitude of tidal forces. Groundwater conditions at this site may also be influenced by the sewer line that runs west of the site, the water line that runs south of the site, and the tidal storm drain that runs through the site. The fact that the total change in groundwater elevation at the site is very small, less than 0.32 feet, would tend to increase the effect of sewer and water lines or tidal channel leaks on the local groundwater elevation. Cumulative groundwater elevation data is presented in Table 1.

IMPACTED GROUNDWATER

Groundwater samples were analyzed at a California State-certified laboratory for total petroleum hydrocarbon as diesel (TPHd) by EPA Method 8015m and TPH as gasoline (TPHg), and benzene, toluene, ethylbenzene, and xylenes (BTEX) by EPA Method 8015B/8021B. The samples were also analyzed by EPA Method 8260B for fuel oxygenates methyl tertiary butyl ether (MTBE), di-isopropyl ether (DIPE), ethyl tert-butyl ether (ETBE), tert-amyl methyl ether (TAME), and tert-butanol (TBA). The laboratory report is provided in Appendix C and analytical reports are summarized in Tables 2 and 3. TPHg, TPHd, benzene, and MTBE concentrations are presented on Figure 3.

None of the groundwater samples collected contained detectable concentrations of TPHd at <0.50 mg/l. TPHg was detected in groundwater monitoring wells MW1 at 400 µg/l, MW3 at 170 µg/l, and MW5 at 95 µg/l. Groundwater samples collected from MW2 and MW4 were non-detect for TPHg. These results indicate a decrease in TPHg concentrations in MW5 and a slight increase in TPHg concentrations in MW1 and MW3.

Benzene was detected in monitoring wells MW1 at 0.97 µg/l and MW3 at 1.7 µg/l. Benzene concentrations decreased in monitoring well MW5 to <0.30 µg/l and increased slightly in MW1 to 0.97 µg/l and MW3 to 1.7 µg/l. Benzene was non-detect in monitoring wells MW2, MW4, and MW5.

The fuel oxygenates DIPE, ETBE, TAME, MTBE, and TBA were not detected at the respective laboratory detection limits in any of the monitoring wells sampled during this event.

BENZENE CONCENTRATIONS AND GROUNDWATER ELEVATION VERSUS TIME

SAM requested that GES graph benzene and MTBE concentrations, as well as groundwater elevations versus time to support the GES conclusion that the impact plume is stable and decreasing. GES graphed benzene concentrations versus groundwater elevations over time for each monitoring well. MTBE has not been detected in any groundwater samples collected at the site; therefore MBTE concentrations were not graphed. Concentrations of benzene have decreased to <0.30 µg/l in MW2, MW4, and MW5 during the September 2005 sampling event. Benzene concentrations have also decreased from 7.4 µg/l to 0.97 µg/l in MW1 and from 35 µg/l to 1.7 µg/l in MW3. Based upon the variation of benzene concentrations with groundwater elevations, there appears to be no relationship between groundwater elevations and benzene concentrations. This is not an unexpected result for this site, due to the fact that groundwater elevations may fluctuate on a daily basis due to tidal influence. Graphs are presented in Appendix D.

SUMMARY

TPHd remained below the laboratory detection limit in all monitoring wells sampled. TPHg was detected in monitoring well MW1 at 400 µg/l, MW3 at 170 µg/l, and in MW5 at 95 µg/l. TPHg concentrations decreased in MW5 and slightly increased in MW1 and MW3 compared to the previous monitoring event. TPHg was non-detect for MW2 and MW4. BTEX constituents at very low concentrations, varied somewhat compared to data from the previous monitoring event. Fuel oxygenates were not detected in any of the monitoring wells.

Based on the groundwater elevation data collected on September 18, 2005, groundwater appeared to flow to the northwest, away from the San Diego Bay during this low tide event. The monitoring wells were gauged for groundwater elevations at a -0.5 (low) tide. This site has been sampled during two high tide events and two low tide events. Based upon available data, groundwater flow direction at the site appears to be influenced by tidal conditions, although the -0.5 (low) tide was not apparently sufficient to result in an offshore flow as observed during the June -1.7 (low) tide. However, in addition to tidal influence, groundwater conditions at this site could also be influenced by the sewer line that runs west of the site, the water line that runs south of the site, and the tidal storm drain that runs through the site.

RECOMMENDATIONS

The September 2005 monitoring event confirmed the low concentrations of TPHg and benzene in groundwater. The area of impacted groundwater appears to be confined to the subject site and a small area of the adjacent Lytton Street. The monitoring wells have been sampled for four quarters and during this period; analyte concentrations have generally declined and remained low. There appears to be no justification for continuing monitoring because plume stability has been demonstrated, benzene concentrations are extremely low (1.7 µg/l) and far below the clean up standards of 400 µg/l for benzene in groundwater within 1,000 feet of a marine surface water, and most have been below the drinking water standard of 1.0 µg/l. In addition, groundwater underlying the site is designated as being exempt from municipal use.

It is the opinion of GES that the groundwater impact that exists onsite does not appear to pose a risk to public health or the environment. Therefore, no further action is necessary or should be required at this time. GES recommends properly abandoning the wells as part of the closure procedure.

GES appreciates the opportunity to provide consulting services to Gem Properties. We look forward to being of continued service. If you have any questions or concerns regarding this report, please contact the undersigned at (619) 299-0033 at your convenience.

Sincerely,
GROUNDWATER & ENVIRONMENTAL SERVICES, INC.

Casey Poldino
Staff Environmental Scientist

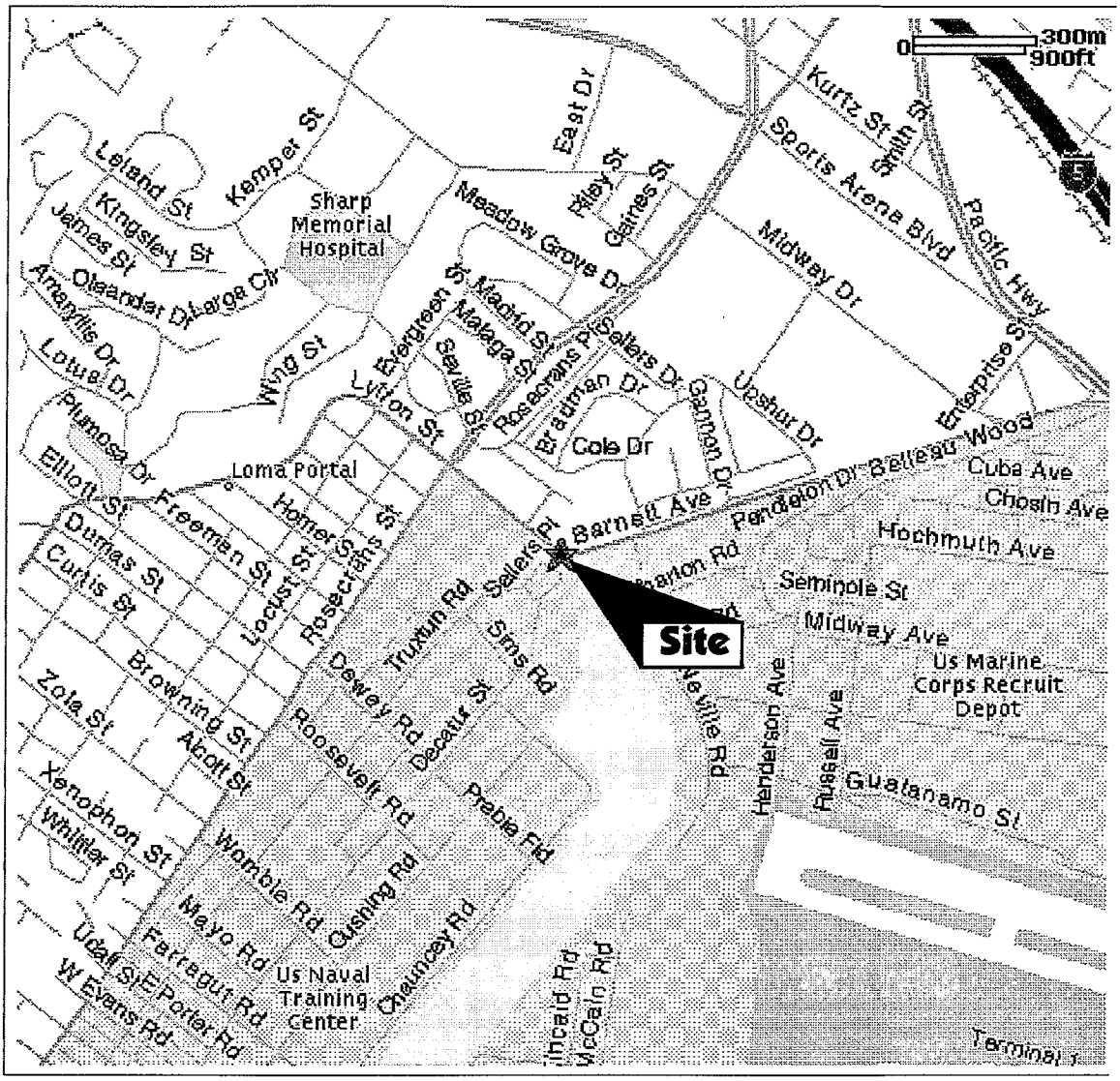
John Royal, PG #6757
Principal Hydrogeologist

Attachments: Figures 1, 2, and 3
Tables 1, 2, and 3
Appendices A, B, C, and D

cc: Mr. Danny Martinez – County of San Diego DEH

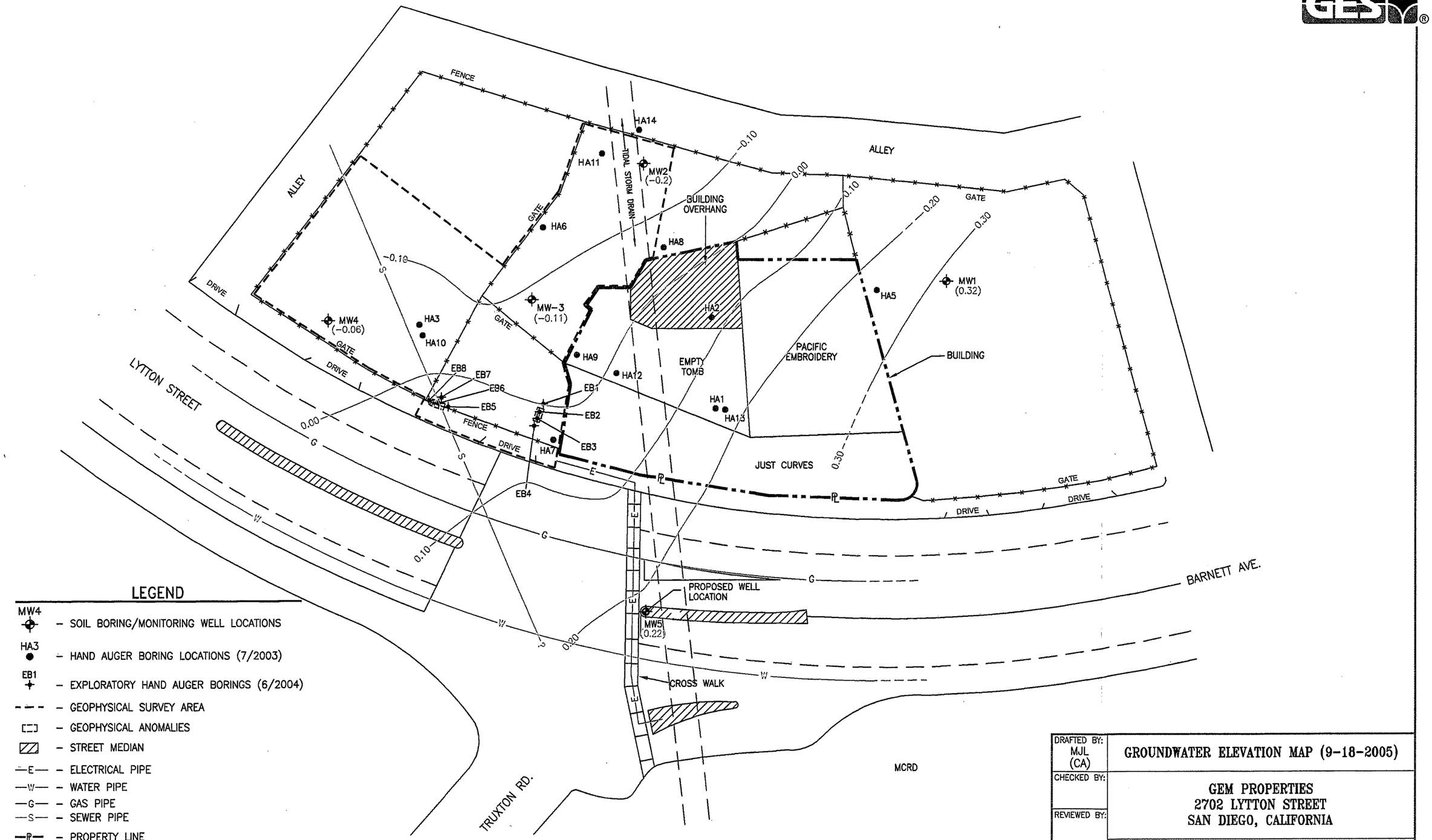
FIGURES

FIGURE 1: Site Location Map
FIGURE 2: Groundwater Elevation Map (9-18-2005)
FIGURE 3: TPHd, TPHg, Benzene & MTBE in Groundwater (9-18-2005)



Reference Map Quest.

DRAFTED BY: MJL (CA)	SITE LOCATION MAP
CHECKED BY:	GEM PROPERTIES 2702 LYTTON STREET SAN DIEGO, CALIFORNIA
REVIEWED BY:	Groundwater & Environmental Services, Inc. 6160 FAIRMOUNT AVENUE, SUITE A, SAN DIEGO, CA 92121
NORTH	AS SHOWN / DATE 7-12-05 / FIGURE 1

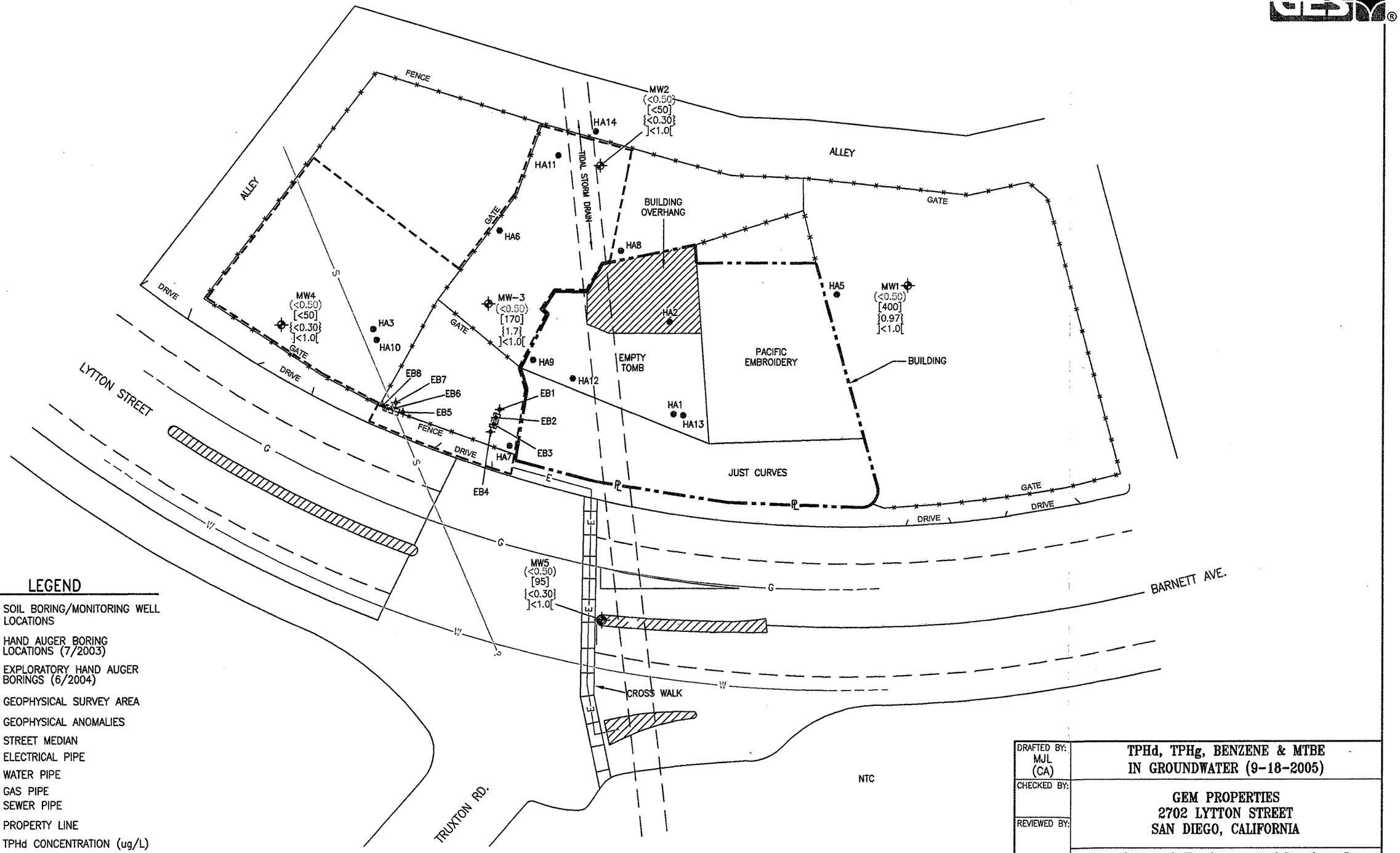


LEGEND

- MW4 – SOIL BORING/MONITORING WELL LOCATIONS
- HA3 – HAND AUGER BORING LOCATIONS (7/2003)
- EB1 – EXPLORATORY HAND AUGER BORINGS (6/2004)
- – GEOPHYSICAL SURVEY AREA
- – GEOPHYSICAL ANOMALIES
- – STREET MEDIAN
- —E— – ELECTRICAL PIPE
- —W— – WATER PIPE
- —G— – GAS PIPE
- —S— – SEWER PIPE
- —PL— – PROPERTY LINE
- (0.32) – GROUNDWATER ELEVATION ABOVE MSL
- 0.10 – GROUNDWATER CONTOUR

APPROXIMATE GROUNDWATER GRADIENT
IS 0.002–0.005 FT./FT.

DRAFTED BY: MJL (CA)	**GROUNDWATER ELEVATION MAP (9-18-2005)**
CHECKED BY:	**GEM PROPERTIES** **2702 LYTTON STREET** **SAN DIEGO, CALIFORNIA**
REVIEWED BY:	Groundwater & Environmental Services, Inc. 6160 FAIRMOUNT AVENUE, SUITE A, SAN DIEGO, CA 92121
NORTH	SCALE IN FEET: 0 30 / DATE: 9-18-05 / FIGURE: 2



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- – STREET MEDIAN
- —E— – ELECTRICAL PIPE
- —W— – WATER PIPE
- —G— – GAS PIPE
- —S— – SEWER PIPE
- —PL— – PROPERTY LINE
- (310) – TPHd CONCENTRATION (ug/L)
- [7.4] – TPHg CONCENTRATION (ug/L)
- {<5.0} – BENZENE CONCENTRATION (ug/L)
-]<0.50[– MTBE CONCENTRATION (ug/L)

DRAFTED BY: MJL (CA)	**TPHd, TPHg, BENZENE & MTBE IN GROUNDWATER (9-18-2005)**
CHECKED BY:	**GEM PROPERTIES 2702 LYTTON STREET SAN DIEGO, CALIFORNIA**
REVIEWED BY:	Groundwater & Environmental Services, Inc. 6160 FAIRMOUNT AVENUE, SUITE A, SAN DIEGO, CA 92121
NORTH	SCALE IN FEET: 0 30 / DATE: 9-29-05 / FIGURE: 3

TABLES

TABLE 1: Groundwater Elevation and Free Product Thickness

Well ID	Date Measured	Well Casing Elevation (feet msl)[1]	Depth to Groundwater (feet)	Groundwater Elevation[2] (feet msl)	Free Product Thickness (feet)
MW1	7/12/04	8.90	8.94	-0.04	
	3/11/05		8.46	0.44	
	6/23/05		8.69	0.21	
	9/18/05		8.58	0.32	
MW2	7/12/04	9.25	9.77	-0.52	
	3/11/05		9.38	-0.13	
	6/23/05		8.57	0.68	
	9/18/05		9.45	-0.2	
MW3	7/12/04	9.93	10.31	-0.38	
	3/11/05		10.01	-0.08	
	6/23/05		10.18	-0.25	
	9/18/05		10.04	-0.11	
MW4	7/12/04	11.02	11.22	-0.20	
	3/11/05		11.04	-0.02	
	6/23/05		11.21	-0.19	
	9/18/05		11.08	-0.06	
MW5	3/11/05	10.11	9.73	0.38	
	6/23/05		10.05	0.06	
	9/18/05		9.89	0.22	

TABLE 2: Laboratory Results – Groundwater

Sample ID	Date Sampled	----EPA Method 8015--- TPHd mg/l	TPHg µg/l	----------EPA 8021B---------- Benzene µg/l	Toluene µg/l	Ethylbenzene µg/l	Xylenes µg/l
MW1	7/12/04	<0.50	<50	<0.30	<0.30	<0.30	<0.60
	3/11/05	<0.50	310	7.4	26	13	83
	6/23/05	<0.50	64	0.71	0.94	1.1	6.5
	9/18/05	<0.50	400	0.97	11	5.5	63
MW2	7/12/04	<0.50	<50	<0.30	<0.30	<0.30	<0.60
	3/11/05	<0.50	130	3.9	13	6.7	32
	6/23/05	<0.50	<50	<0.30	<0.30	<0.30	<0.60
	9/18/05	<0.50	<50	<0.30	<0.30	<0.30	<0.60
MW3	7/12/04	1.2	2,900	35	8.8	26	22
	3/11/05	<0.50	260	3.1	13	8.1	49
	6/23/05	<0.50	110	<0.30	<0.30	<0.30	0.66
	9/18/05	<0.50	170	1.7	<0.30	<0.30	0.87
MW4	7/12/04	<0.50	<50	<0.30	<0.30	<0.30	<0.60
	3/11/05	<0.50	<50	<0.30	<0.30	<0.30	<0.60
	6/23/05	<0.50	<50	<0.30	<0.30	<0.30	<0.60
	9/18/05	<0.50	<50	<0.30	<0.30	<0.30	<0.60
MW5	3/11/05	<0.50	540	5.4	<0.30	9.6	2.4
	6/23/05	<0.50	450	0.51	<0.30	2.4	1.5
	9/18/05	<0.50	95	<0.30	<0.30	<0.30	<0.60

TABLE 3: Laboratory Results – Groundwater Fuel Oxygenates
(Results in µg/l)

Sample ID	Date Sampled	EPA 8260B				
		DIPE	ETBE	TAME	TBA	MTBE
MW1	7/12/04	<5.0	<5.0	<5.0	<25	<1.0
	3/11/05	<5.0	<5.0	<5.0	<25	<5.0
	6/23/05	<5.0	<5.0	<5.0	<25	<5.0
	9/18/05	<5.0	<5.0	<5.0	<25	<1.0
MW2	7/12/04	<5.0	<5.0	<5.0	<25	<1.0
	3/11/05	<5.0	<5.0	<5.0	<25	<5.0
	6/23/05	<5.0	<5.0	<5.0	<25	<5.0
	9/18/05	<5.0	<5.0	<5.0	<25	<1.0
MW3	7/12/04	<5.0	<5.0	<5.0	<25	<1.0
	3/11/05	<5.0	<5.0	<5.0	<25	<5.0
	6/23/05	<5.0	<5.0	<5.0	<25	<5.0
	9/18/05	<5.0	<5.0	<5.0	<25	<1.0
MW4	7/12/04	<5.0	<5.0	<5.0	<25	<1.0
	3/11/05	<5.0	<5.0	<5.0	<25	<5.0
	6/23/05	<5.0	<5.0	<5.0	<25	<5.0
	9/18/05	<5.0	<5.0	<5.0	<25	<1.0
MW5	3/11/05	<5.0	<5.0	<5.0	<50	<5.0
	6/23/05	<5.0	<5.0	<5.0	<25	<5.0
	9/18/05	<5.0	<5.0	<5.0	<25	<1.0

APPENDIX A

Standard Field Procedures

Field Forms:

- Monitoring Well Gauging Form
- Well Purging Form
- Well Condition Form

STANDARD FIELD PROCEDURES

WELL GAUGING, PURGING, AND SAMPLING

Prior to purging and sampling, static groundwater levels in each monitoring well are measured using colorimetric water-sensing paste and a metal tape measure. Gasoline-sensing paste and a metal tape measure are used to detect and measure any free product.

Each well is then purged of at least one borehole volume of water (see calculations below) using a polyethylene bailer. Measurements of pH, temperature, and electrical conductivity are recorded and purging is continued in one-half borehole volume increments until pH, temperature, and electrical conductivity measurements are stable (i.e., within 10%).

Once purging is complete, the well is allowed to recover to within 80% of its static condition (or until two hours have passed). As soon as sufficient volume is available, groundwater samples are retrieved using a disposable bailer and collected in a minimum of three laboratory-provided Volatile Organic Analysis vials with a Teflon-lined septum. Sample containers are examined to assess that no headspace is present then stored in a chilled ice chest or refrigerated at 4° Celsius until transported to a state-certified laboratory for appropriate chemical analysis. Cross-contamination between wells is avoided by taking a number of precautions including purging and sampling wells in a specific sequence (cleanest to dirtiest), and using disposable or dedicated bailers, new gloves, and clean equipment for each well.

One borehole volume is calculated according to the formula in the current SAM Manual. The calculation assumes a filter pack porosity of 25%.

For a 8" diameter borehole containing a 2" diameter casing,

one borehole volume (gal) = 0.776 x (WD-GW)

Where (WD-GW) is the well depth - depth to groundwater, i.e., the height (in feet) of the water column in the well.

Bold Column Headings =
Minimum items to be entered in field

ENECOTECH SOUTHWEST, INC.
Monitoring Well Gauging Form

Sheet No. 1 of 1

Project No.: 3100029 **Project Name:** Gen Products **Gauged by:** CP **Date:** 9.18.05

Well ID	Casing Elevation (ft above msl)	**Depth to Water (feet)**	Total Casing Depth (feet)	Sediment (feet)	Groundwater Elevation (GE) (ft above msl)	**Depth to Product (feet)**	Product Thickness (FP) (feet)	Corrected Groundwater Elevation (CGE) (ft above msl)
mw 1	(4:15)	9.58				—		
mw 2	(4:34)	9.45				—		
mw 3	(4:30)	10.04				—		
mw 4	(4:25)	11.08				—		
mw 5	(4:10)	9.89				—		
	5 time							
	BTW taken							

*Water level correction based on free product depressing water table.

Equation: $GE + (FP \times SG_f/SG_w) = CGE$
Where:
GE = Measured Water Level
FP = Free Product Thickness
CGE = Corrected Water Level

Specific Gravities (unitless)
SG_f = free product = 0.8
SG_w = water = 1.0
SG_f/SG_w = 0.8

ENECOTECH SOUTHWEST, INC.
WELL PURGING FORM

Project Name: Gun Properties Project Number: 3100529

Date: 9.18.05 Personnel: CP

Well Designation	Initial Depth to Water (feet)	Depth to Casing Bottom (feet)	Borehole Volume (gallons)	Borehole volume(s) Purged (gallons)	Corres-Ponding Gallons Purged	Temp F°	Cond mV	pH	Time Stopped Purging	Time Sampled	Depth to Water at Time of Sample (feet)	Fast or Slow Recovery (circle one)
mw 1	8.58	15.32	5.2	1.0	5.2	76.4	>1000	8.26	7:35	7:50	[illegible]	F / S
				1.5	7.8	76.8	>1000	8.31				
				2.0	10.4	77.0	>1000	8.38				ORP 611
mw 2	9.45	16.12	5.6	1.0	5.6	69.4	>1000	8.26	5:57	6:11	9.50	F / S
				1.5	8.5	71.0	>1000	8.38				
				2.0	11.2	70.9	>1000	8.46				ORP +044
mw 3	10.04	6.54	5.1	1.0	5.1	70.1	>1000	8.45	6:17	:	10.10	F / S
				1.5	7.6	69.5	>1000	8.40				ORP
				2.0	10.2	69.3	>1000	8.47				-089
mw 4	11.08	18.18	5.5	1.0	5.5	64.5	7.92	7.92	5:20	5:35	11.11	F / S
				1.5	8.3	67.1	9.48	7.87				ORP -027
				2.0	11	70.8	8.17	7.96				
mw 5	9.89	15.91	4.7	1.0	4.7	70.9	>1000	7.00	4:48	5:11	9.94	F / S
				1.5	7	68.9	>1000	7.89				ORP
				2.0	9.4	70.1	>100	7.40				91.88,67
				1.0					:	:		F / S
				1.5								
				2.0								

(52.2)

Well depth - DTW = 0.78

ENECOTECH SOUTHWEST, INC.
Well Condition Form

Date.: 9.18.05

Personnel: CP, _____, _____ (Initials)

Project Number: 3100029

Project Name: G.L. Roadhouse

Well No.	Cover Diameter	Type/ Brand	Outside Concrete Seal (√)	Inner Concrete Seal (√)	No H^2O In Vault (√)	Gasket Condition (√)	Mark for Survey top & side (√)	Cover & Bolts (√)	Lock & Lock'g Cap (√)	Comments
MW 1	12"	EMCO	✓	✓	✓	✓	✓	✓	✓	- locks
MW 2	12"		✓	✓	✓	✓	✓	✓	✓	a little
MW 3	12"		✓	✓	✓	✓	✓	✓	-	rusty
MW 4	12"		✓	✓	✓	✓	✓	✓	✓	
MW 5	8"		✓	✓	✓	✓	✓	✓	-	

Check the following during each visit:

1. Clean gasket with brush. Spray with silicon (well cap on and covered with bag).
2. Get water out of vault.
3. Spray lock with silicon. Spray bolt threads with silicon. Is locking top and lock number the same for entire site?

General: Should not be able to read lock numbers. Is locking top and lock number the same for entire site?

APPENDIX B

GeoTracker Data

Electronic Submittal Information

Main Menu | View/Add Facilities | Upload EDD | Check EDD

FORMER ADMIRAL SERVICE STATION - T06019702078 * DENOTES THAT A SUBMITTAL HAS BEEN AUTO-RECEIVED
2702 LYTTON ST
SAN DIEGO, CA 92110

EDF SUBMITTALS

CONF NUM	TITLE	QUARTER	SUBMITTED BY	SUBMIT DATE	STATUS		
5019477427	GROUNDWATER SAMPLING EVENT	Q1 2005	EDWARD KONTOS	7/8/2005	RECEIVED ON 7/14/2005	VIEW SUBMITTAL	QC REPORT
9137427330	GROUNDWATER SAMPLING EVENT	Q1 2005	EDWARD KONTOS	7/8/2005	RECEIVED ON 7/14/2005	VIEW SUBMITTAL	QC REPORT
2373691201	GROUNDWATER MONITORING EVENT	Q2 2005	EDWARD KONTOS	7/8/2005	RECEIVED ON 7/14/2005	VIEW SUBMITTAL	QC REPORT
2210696041	GROUNDWATER MONITORING EVENT	Q3 2004	EDWARD KONTOS	7/8/2005	RECEIVED ON 7/14/2005	VIEW SUBMITTAL	QC REPORT

GEO_XY SUBMITTALS

NO GEO_XY SUBMITTALS FOR THIS FACILITY.

GEO_Z SUBMITTALS

CONF NUM	TITLE	SUBMITTED BY	SUBMIT DATE	STATUS	
1994857609	GEO_Z	EDWARD KONTOS	7/8/2005	RECEIVED ON 7/14/2005	VIEW SUBMITTAL

GEO_WELL SUBMITTALS

CONF NUM	TITLE	SUBMITTED BY	SUBMIT DATE	STATUS		
7507542252	GAUGING DATA JULY 2004	EDWARD KONTOS	7/11/2005	RECEIVED ON 7/14/2005	VIEW SUBMITTAL	
9875488102	GAUGING DATA MARCH 2005	EDWARD KONTOS	7/11/2005	RECEIVED ON 8/23/2005	VIEW SUBMITTAL	
3804580509	GAUGING DATA JUNE 2005	EDWARD KONTOS	7/11/2005	RECEIVED ON 7/14/2005	VIEW SUBMITTAL	
8981809854	SEPTEMBER 2005 GAUGING DATA	EDWARD KONTOS	9/30/2005	PENDING	VIEW SUBMITTAL	DELETE SUBMITTAL

GEO_MAP SUBMITTALS

CONF NUM	TITLE	SUBMITTED BY	SUBMIT DATE	STATUS	
8885816276	GEO_MAP	EDWARD KONTOS	7/27/2005	RECEIVED ON 8/23/2005	VIEW SUBMITTAL

GEO_BORE SUBMITTALS

CONF NUM	TITLE	SUBMITTED BY	SUBMIT DATE	STATUS	
9780652701	GEO_BORE	EDWARD KONTOS	7/27/2005	RECEIVED ON 8/23/2005	VIEW SUBMITTAL

GEO_REPORT SUBMITTALS

CONF NUM	TITLE	SUBMITTED BY	SUBMIT DATE	STATUS
	ADDITIONAL SITE			RECEIVED

3258756875	ASSESSMENT REPORT	EDWARD KONTOS	7/27/2005	**ON 8/23/2005**	VIEW SUBMITTAL	
5875837564	CAP PUBLIC NOTIFICATION LETTER	EDWARD KONTOS	8/31/2005	**PENDING**	VIEW SUBMITTAL	DELETE SUBMITTAL
4442670524	CORRECTIVE ACTION PLAN	EDWARD KONTOS	8/31/2005	**PENDING**	VIEW SUBMITTAL	DELETE SUBMITTAL
7444684684	JUNE 2005 GROUNDWATER MONITORING REPORT	EDWARD KONTOS	9/8/2005	**PENDING**	VIEW SUBMITTAL	DELETE SUBMITTAL
5419708073	VAPOR RISK ASSESSMENT REPORT	EDWARD KONTOS	9/8/2005	**PENDING**	VIEW SUBMITTAL	DELETE SUBMITTAL

NAME CHANGE SUBMITTALS
NO NAME CHANGE SUBMITTALS FOR THIS FACILITY.

DUPLICATE FACILITY SUBMITTALS
NO DUPLICATE FACILITY SUBMITTALS FOR THIS FACILITY.

Logged in as GES (AUTH_RP)

CONTACT SITE ADMINISTRATOR.

APPENDIX C

Laboratory Report

Del Mar Analytical

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2520 E. Sunset Rd. #3, Las Vegas, NV 89120 (702) 798-3620 FAX (702) 798-3621

LABORATORY REPORT

Prepared For: GES, Inc.-San Diego
6160 Fairmount Avenue, Suite A
San Diego, CA 92120
Attention: John Royal

Project: Gem Properties/Lytton Street
3100029

Sampled: 09/18/05
Received: 09/19/05
Issued: 09/26/05 13:17

NELAP #01108CA California ELAP#1197 CSDLAC #10117

The results listed within this Laboratory Report pertain only to the samples tested in the laboratory. The analyses contained in this report were performed in accordance with the applicable certifications as noted. All soil samples are reported on a wet weight basis unless otherwise noted in the report. This Laboratory Report is confidential and is intended for the sole use of Del Mar Analytical and its client. This report shall not be reproduced, except in full, without written permission from Del Mar Analytical. The Chain of Custody, 1 page, is included and is an integral part of this report.

This entire report was reviewed and approved for release.

SAMPLE CROSS REFERENCE

LABORATORY ID	CLIENT ID	MATRIX
IOI1333-01	MW1	Water
IOI1333-02	MW2	Water
IOI1333-03	MW3	Water
IOI1333-04	MW4	Water
IOI1333-05	MW5	Water

Reviewed By:

Sushmitha Reddy

Del Mar Analytical, Irvine
Sushmitha Reddy
Project Manager

Del Mar Analytical

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GES, Inc.-San Diego
6160 Fairmount Avenue, Suite A
San Diego, CA 92120
Attention: John Royal

Project ID: Gem Properties/Lytton Street
3100029
Report Number: IOI1333

Sampled: 09/18/05
Received: 09/19/05

EXTRACTABLE FUEL HYDROCARBONS (EPA 3510C/8015 CADHS Modified)

Analyte	Method	Batch	Reporting Limit	Sample Result	Dilution Factor	Date Extracted	Date Analyzed	Data Qualifiers
Sample ID: IOI1333-01 (MW1 - Water)								
Reporting Units: mg/l								
EFH (C8 - C40)	EPA 8015B	5I21115	0.50	ND	0.943	9/21/2005	9/22/2005	
Surrogate: n-Octacosane (40-125%)				*54 %*				
Sample ID: IOI1333-02 (MW2 - Water)								
Reporting Units: mg/l								
EFH (C8 - C40)	EPA 8015B	5I21115	0.50	ND	0.943	9/21/2005	9/22/2005	
Surrogate: n-Octacosane (40-125%)				*58 %*				
Sample ID: IOI1333-03 (MW3 - Water)								
Reporting Units: mg/l								
EFH (C8 - C40)	EPA 8015B	5I21115	0.50	ND	0.943	9/21/2005	9/22/2005	
Surrogate: n-Octacosane (40-125%)				*60 %*				
Sample ID: IOI1333-04 (MW4 - Water)								
Reporting Units: mg/l								
EFH (C8 - C40)	EPA 8015B	5I21115	0.50	ND	0.943	9/21/2005	9/22/2005	
Surrogate: n-Octacosane (40-125%)				*58 %*				
Sample ID: IOI1333-05 (MW5 - Water)								
Reporting Units: mg/l								
EFH (C8 - C40)	EPA 8015B	5I21115	0.50	ND	0.943	9/21/2005	9/22/2005	
Surrogate: n-Octacosane (40-125%)				*56 %*				

Del Mar Analytical, Irvine
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GES, Inc.-San Diego
6160 Fairmount Avenue, Suite A
San Diego, CA 92120
Attention: John Royal

Project ID: Gem Properties/Lytton Street
3100029
Report Number: IOI1333

Sampled: 09/18/05
Received: 09/19/05

VOLATILE FUEL HYDROCARBONS/BTEX/MTBE (EPA 5030B/8015M/8021B)

Analyte	Method	Batch	Reporting Limit	Sample Result	Dilution Factor	Date Extracted	Date Analyzed	Data Qualifiers
Sample ID: IOI1333-01 (MW1 - Water)								
Reporting Units: ug/l								
Volatile Fuel Hydrocarbons (C6-C12)	EPA 8015B/8021B	5I25017	50	**400**	1	9/25/2005	9/25/2005	
Benzene	EPA 8015B/8021B	5I25017	0.30	**0.97**	1	9/25/2005	9/25/2005	
Toluene	EPA 8015B/8021B	5I25017	0.30	**11**	1	9/25/2005	9/25/2005	
Ethylbenzene	EPA 8015B/8021B	5I25017	0.30	**5.5**	1	9/25/2005	9/25/2005	
Total Xylenes	EPA 8015B/8021B	5I25017	0.60	**63**	1	9/25/2005	9/25/2005	
Surrogate: 4-BFB (PID) (65-135%)				*97 %*				
Surrogate: 4-BFB (FID) (65-140%)				*122 %*				
Sample ID: IOI1333-02 (MW2 - Water)								
Reporting Units: ug/l								
Volatile Fuel Hydrocarbons (C6-C12)	EPA 8015B/8021B	5I25017	50	ND	1	9/25/2005	9/25/2005	
Benzene	EPA 8015B/8021B	5I25017	0.30	ND	1	9/25/2005	9/25/2005	
Toluene	EPA 8015B/8021B	5I25017	0.30	ND	1	9/25/2005	9/25/2005	
Ethylbenzene	EPA 8015B/8021B	5I25017	0.30	ND	1	9/25/2005	9/25/2005	
Total Xylenes	EPA 8015B/8021B	5I25017	0.60	ND	1	9/25/2005	9/25/2005	
Surrogate: 4-BFB (PID) (65-135%)				*100 %*				
Surrogate: 4-BFB (FID) (65-140%)				*118 %*				
Sample ID: IOI1333-03 (MW3 - Water)								
Reporting Units: ug/l								
Volatile Fuel Hydrocarbons (C6-C12)	EPA 8015B/8021B	5I25017	50	**170**	1	9/25/2005	9/25/2005	
Benzene	EPA 8015B/8021B	5I25017	0.30	**1.7**	1	9/25/2005	9/25/2005	
Toluene	EPA 8015B/8021B	5I25017	0.30	ND	1	9/25/2005	9/25/2005	
Ethylbenzene	EPA 8015B/8021B	5I25017	0.30	ND	1	9/25/2005	9/25/2005	
Total Xylenes	EPA 8015B/8021B	5I25017	0.60	**0.87**	1	9/25/2005	9/25/2005	
Surrogate: 4-BFB (PID) (65-135%)				*104 %*				
Surrogate: 4-BFB (FID) (65-140%)				*127 %*				

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GES, Inc.-San Diego
6160 Fairmount Avenue, Suite A
San Diego, CA 92120
Attention: John Royal

Project ID: Gem Properties/Lytton Street
3100029
Report Number: IOI1333

Sampled: 09/18/05
Received: 09/19/05

VOLATILE FUEL HYDROCARBONS/BTEX/MTBE (EPA 5030B/8015M/8021B)

Analyte	Method	Batch	Reporting Limit	Sample Result	Dilution Factor	Date Extracted	Date Analyzed	Data Qualifiers
Sample ID: IOI1333-04 (MW4 - Water)								
Reporting Units: ug/l								
Volatile Fuel Hydrocarbons (C6-C12)	EPA 8015B/8021B	5I25017	50	ND	1	9/25/2005	9/25/2005	
Benzene	EPA 8015B/8021B	5I25017	0.30	ND	1	9/25/2005	9/25/2005	
Toluene	EPA 8015B/8021B	5I25017	0.30	ND	1	9/25/2005	9/25/2005	
Ethylbenzene	EPA 8015B/8021B	5I25017	0.30	ND	1	9/25/2005	9/25/2005	
Total Xylenes	EPA 8015B/8021B	5I25017	0.60	ND	1	9/25/2005	9/25/2005	
Surrogate: 4-BFB (PID) (65-135%)				*96 %*				
Surrogate: 4-BFB (FID) (65-140%)				*117 %*				
Sample ID: IOI1333-05 (MW5 - Water)								
Reporting Units: ug/l								
Volatile Fuel Hydrocarbons (C6-C12)	EPA 8015B/8021B	5I25017	50	**95**	1	9/25/2005	9/25/2005	
Benzene	EPA 8015B/8021B	5I25017	0.30	ND	1	9/25/2005	9/25/2005	
Toluene	EPA 8015B/8021B	5I25017	0.30	ND	1	9/25/2005	9/25/2005	
Ethylbenzene	EPA 8015B/8021B	5I25017	0.30	ND	1	9/25/2005	9/25/2005	
Total Xylenes	EPA 8015B/8021B	5I25017	0.60	ND	1	9/25/2005	9/25/2005	
Surrogate: 4-BFB (PID) (65-135%)				*103 %*				
Surrogate: 4-BFB (FID) (65-140%)				*118 %*				

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GES, Inc.-San Diego
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San Diego, CA 92120
Attention: John Royal

Project ID: Gem Properties/Lytton Street
3100029
Report Number: IOI1333

Sampled: 09/18/05
Received: 09/19/05

BTEX/OXYGENATES by GC/MS (EPA 8260B)

Analyte	Method	Batch	Reporting Limit	Sample Result	Dilution Factor	Date Extracted	Date Analyzed	Data Qualifiers
Sample ID: IOI1333-01 (MW1 - Water)								
Reporting Units: ug/l								
Di-isopropyl Ether (DIPE)	EPA 8260B	5I21024	5.0	ND	1	9/21/2005	9/21/2005	
Ethyl tert-Butyl Ether (ETBE)	EPA 8260B	5I21024	5.0	ND	1	9/21/2005	9/21/2005	
tert-Amyl Methyl Ether (TAME)	EPA 8260B	5I21024	5.0	ND	1	9/21/2005	9/21/2005	
Methyl-tert-butyl Ether (MTBE)	EPA 8260B	5I21024	1.0	ND	1	9/21/2005	9/21/2005	
tert-Butanol (TBA)	EPA 8260B	5I21024	25	ND	1	9/21/2005	9/21/2005	
Surrogate: Dibromofluoromethane (80-120%)				*107 %*				
Surrogate: Toluene-d8 (80-120%)				*102 %*				
Surrogate: 4-Bromofluorobenzene (80-120%)				*104 %*				
Sample ID: IOI1333-02 (MW2 - Water)								
Reporting Units: ug/l								
Di-isopropyl Ether (DIPE)	EPA 8260B	5I21024	5.0	ND	1	9/21/2005	9/21/2005	
Ethyl tert-Butyl Ether (ETBE)	EPA 8260B	5I21024	5.0	ND	1	9/21/2005	9/21/2005	
tert-Amyl Methyl Ether (TAME)	EPA 8260B	5I21024	5.0	ND	1	9/21/2005	9/21/2005	
Methyl-tert-butyl Ether (MTBE)	EPA 8260B	5I21024	1.0	ND	1	9/21/2005	9/21/2005	
tert-Butanol (TBA)	EPA 8260B	5I21024	25	ND	1	9/21/2005	9/21/2005	
Surrogate: Dibromofluoromethane (80-120%)				*107 %*				
Surrogate: Toluene-d8 (80-120%)				*102 %*				
Surrogate: 4-Bromofluorobenzene (80-120%)				*98 %*				
Sample ID: IOI1333-03 (MW3 - Water)								
Reporting Units: ug/l								
Di-isopropyl Ether (DIPE)	EPA 8260B	5I21024	5.0	ND	1	9/21/2005	9/21/2005	
Ethyl tert-Butyl Ether (ETBE)	EPA 8260B	5I21024	5.0	ND	1	9/21/2005	9/21/2005	
tert-Amyl Methyl Ether (TAME)	EPA 8260B	5I21024	5.0	ND	1	9/21/2005	9/21/2005	
Methyl-tert-butyl Ether (MTBE)	EPA 8260B	5I21024	1.0	ND	1	9/21/2005	9/21/2005	
tert-Butanol (TBA)	EPA 8260B	5I21024	25	ND	1	9/21/2005	9/21/2005	
Surrogate: Dibromofluoromethane (80-120%)				*107 %*				
Surrogate: Toluene-d8 (80-120%)				*101 %*				
Surrogate: 4-Bromofluorobenzene (80-120%)				*100 %*				

Del Mar Analytical, Irvine
Sushmitha Reddy
Project Manager

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GES, Inc.-San Diego
6160 Fairmount Avenue, Suite A
San Diego, CA 92120
Attention: John Royal

Project ID: Gem Properties/Lytton Street
3100029
Report Number: IOI1333

Sampled: 09/18/05
Received: 09/19/05

BTEX/OXYGENATES by GC/MS (EPA 8260B)

Analyte	Method	Batch	Reporting Limit	Sample Result	Dilution Factor	Date Extracted	Date Analyzed	Data Qualifiers
Sample ID: IOI1333-04 (MW4 - Water)								
Reporting Units: ug/l								
Di-isopropyl Ether (DIPE)	EPA 8260B	5I21024	5.0	ND	1	9/21/2005	9/22/2005	
Ethyl tert-Butyl Ether (ETBE)	EPA 8260B	5I21024	5.0	ND	1	9/21/2005	9/22/2005	
tert-Amyl Methyl Ether (TAME)	EPA 8260B	5I21024	5.0	ND	1	9/21/2005	9/22/2005	
Methyl-tert-butyl Ether (MTBE)	EPA 8260B	5I21024	1.0	ND	1	9/21/2005	9/22/2005	
tert-Butanol (TBA)	EPA 8260B	5I21024	25	ND	1	9/21/2005	9/22/2005	
Surrogate: Dibromofluoromethane (80-120%)				*108 %*				
Surrogate: Toluene-d8 (80-120%)				*104 %*				
Surrogate: 4-Bromofluorobenzene (80-120%)				*98 %*				
Sample ID: IOI1333-05 (MW5 - Water)								
Reporting Units: ug/l								
Di-isopropyl Ether (DIPE)	EPA 8260B	5I21024	5.0	ND	1	9/21/2005	9/22/2005	
Ethyl tert-Butyl Ether (ETBE)	EPA 8260B	5I21024	5.0	ND	1	9/21/2005	9/22/2005	
tert-Amyl Methyl Ether (TAME)	EPA 8260B	5I21024	5.0	ND	1	9/21/2005	9/22/2005	
Methyl-tert-butyl Ether (MTBE)	EPA 8260B	5I21024	1.0	ND	1	9/21/2005	9/22/2005	
tert-Butanol (TBA)	EPA 8260B	5I21024	25	ND	1	9/21/2005	9/22/2005	
Surrogate: Dibromofluoromethane (80-120%)				*107 %*				
Surrogate: Toluene-d8 (80-120%)				*103 %*				
Surrogate: 4-Bromofluorobenzene (80-120%)				*100 %*				

Del Mar Analytical, Irvine
Sushmitha Reddy
Project Manager

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Attention: John Royal

Project ID: Gem Properties/Lytton Street
3100029
Report Number: IOI1333

Sampled: 09/18/05
Received: 09/19/05

METHOD BLANK/QC DATA

EXTRACTABLE FUEL HYDROCARBONS (EPA 3510C/8015 CADHS Modified)

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Data Qualifiers
Batch: 5I21115 Extracted: 09/21/05										
Blank Analyzed: 09/21/2005 (5I21115-BLK1)										
EFH (C8 - C40)	ND	0.50	mg/l							
Surrogate: n-Octacosane	*0.130*		*mg/l*	*0.200*		*65*	*40-125*			
LCS Analyzed: 09/21/2005 (5I21115-BS1)										**M-NR1**
EFH (C8 - C40)	0.539	0.50	mg/l	1.00		54	40-115			
Surrogate: n-Octacosane	*0.112*		*mg/l*	*0.200*		*56*	*40-125*			
LCS Dup Analyzed: 09/21/2005 (5I21115-BSD1)										
EFH (C8 - C40)	0.517	0.50	mg/l	1.00		52	40-115	4	25	
Surrogate: n-Octacosane	*0.109*		*mg/l*	*0.200*		*54*	*40-125*			

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METHOD BLANK/QC DATA

VOLATILE FUEL HYDROCARBONS/BTEX/MTBE (EPA 5030B/8015M/8021B)

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Data Qualifiers
Batch: 5I25017 Extracted: 09/25/05										
Blank Analyzed: 09/25/2005 (5I25017-BLK1)										
Volatile Fuel Hydrocarbons (C6-C12)	ND	50	ug/l							
Benzene	ND	0.30	ug/l							
Toluene	ND	0.30	ug/l							
Ethylbenzene	ND	0.30	ug/l							
Total Xylenes	ND	0.60	ug/l							
Methyl-tert-butyl Ether (MTBE)	ND	10	ug/l							
Surrogate: 4-BFB (PID)	*9.61*		*ug/l*	*10.0*		*96*	*65-135*			
Surrogate: 4-BFB (FID)	*11.9*		*ug/l*	*10.0*		*119*	*65-140*			
LCS Analyzed: 09/26/2005 (5I25017-BS1)										
Volatile Fuel Hydrocarbons (C6-C12)	944	50	ug/l	800		118	65-140			
Surrogate: 4-BFB (FID)	*33.7*		*ug/l*	*30.0*		*112*	*65-140*			
LCS Analyzed: 09/25/2005 (5I25017-BS2)										
Benzene	17.1	0.30	ug/l				75-120			
Toluene	19.1	0.30	ug/l				80-120			
Ethylbenzene	18.3	0.30	ug/l				85-120			
Total Xylenes	55.1	0.60	ug/l				80-120			
Methyl-tert-butyl Ether (MTBE)	270	10	ug/l				65-135			
Surrogate: 4-BFB (PID)	*10.4*		*ug/l*	*10.0*		*104*	*65-135*			
Matrix Spike Analyzed: 09/25/2005 (5I25017-MS1)					**Source: IOI1333-02**					
Volatile Fuel Hydrocarbons (C6-C12)	327	50	ug/l	220	ND	149	60-145			*M1*
Benzene	18.2	0.30	ug/l	20.0	ND	91	60-130			
Toluene	18.8	0.30	ug/l	20.0	ND	94	70-125			
Ethylbenzene	19.1	0.30	ug/l	20.0	ND	96	75-130			
Total Xylenes	57.2	0.60	ug/l	60.0	ND	95	70-125			
Methyl-tert-butyl Ether (MTBE)	317	10	ug/l	300	ND	106	55-140			
Surrogate: 4-BFB (PID)	*9.02*		*ug/l*	*10.0*		*90*	*65-135*			
Surrogate: 4-BFB (FID)	*12.8*		*ug/l*	*10.0*		*128*	*65-140*			

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METHOD BLANK/QC DATA

VOLATILE FUEL HYDROCARBONS/BTEX/MTBE (EPA 5030B/8015M/8021B)

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Data Qualifiers
Batch: 5I25017 Extracted: 09/25/05										
Matrix Spike Dup Analyzed: 09/25/2005 (5I25017-MSD1)					**Source: IOI1333-02**					
Volatile Fuel Hydrocarbons (C6-C12)	328	50	ug/l	220	ND	149	60-145	0	20	*M1*
Benzene	17.4	0.30	ug/l	20.0	ND	87	60-130	4	20	
Toluene	18.1	0.30	ug/l	20.0	ND	90	70-125	4	20	
Ethylbenzene	18.3	0.30	ug/l	20.0	ND	92	75-130	4	20	
Total Xylenes	54.9	0.60	ug/l	60.0	ND	92	70-125	4	20	
Methyl-tert-butyl Ether (MTBE)	298	10	ug/l	300	ND	99	55-140	6	25	
Surrogate: 4-BFB (PID)	*8.82*		*ug/l*	*10.0*		*88*	*65-135*			
Surrogate: 4-BFB (FID)	*13.2*		*ug/l*	*10.0*		*132*	*65-140*			

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Sampled: 09/18/05
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METHOD BLANK/QC DATA

BTEX/OXYGENATES by GC/MS (EPA 8260B)

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Data Qualifiers
Batch: 5I21024 Extracted: 09/21/05										
Blank Analyzed: 09/21/2005 (5I21024-BLK1)										
Benzene	ND	0.50	ug/l							
Ethylbenzene	ND	0.50	ug/l							
Toluene	ND	0.50	ug/l							
o-Xylene	ND	0.50	ug/l							
m,p-Xylenes	ND	1.0	ug/l							
Xylenes, Total	ND	1.5	ug/l							
Di-isopropyl Ether (DIPE)	ND	5.0	ug/l							
Ethyl tert-Butyl Ether (ETBE)	ND	5.0	ug/l							
tert-Amyl Methyl Ether (TAME)	ND	5.0	ug/l							
Methyl-tert-butyl Ether (MTBE)	ND	1.0	ug/l							
tert-Butanol (TBA)	ND	25	ug/l							
Surrogate: Dibromofluoromethane	*26.9*		*ug/l*	*25.0*		*108*	*80-120*			
Surrogate: Toluene-d8	*25.8*		*ug/l*	*25.0*		*103*	*80-120*			
Surrogate: 4-Bromofluorobenzene	*24.6*		*ug/l*	*25.0*		*98*	*80-120*			
LCS Analyzed: 09/21/2005 (5I21024-BS1)										
Benzene	24.3	0.50	ug/l	25.0		97	65-120			
Ethylbenzene	27.0	0.50	ug/l	25.0		108	70-125			
Toluene	24.9	0.50	ug/l	25.0		100	70-125			
o-Xylene	26.1	0.50	ug/l	25.0		104	70-125			
m,p-Xylenes	52.2	1.0	ug/l	50.0		104	70-125			
Xylenes, Total	78.3	1.5	ug/l	75.0		104	70-125			
Di-isopropyl Ether (DIPE)	24.6	5.0	ug/l	25.0		98	60-135			
Ethyl tert-Butyl Ether (ETBE)	25.2	5.0	ug/l	25.0		101	60-135			
tert-Amyl Methyl Ether (TAME)	25.6	5.0	ug/l	25.0		102	60-135			
Methyl-tert-butyl Ether (MTBE)	25.0	1.0	ug/l	25.0		100	55-140			
tert-Butanol (TBA)	106	25	ug/l	125		85	65-135			
Surrogate: Dibromofluoromethane	*26.8*		*ug/l*	*25.0*		*107*	*80-120*			
Surrogate: Toluene-d8	*25.7*		*ug/l*	*25.0*		*103*	*80-120*			
Surrogate: 4-Bromofluorobenzene	*26.3*		*ug/l*	*25.0*		*105*	*80-120*			

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METHOD BLANK/QC DATA

BTEX/OXYGENATES by GC/MS (EPA 8260B)

Analyte	Result	Reporting Limit	Units	Spike Level	Source Result	%REC	%REC Limits	RPD	RPD Limit	Data Qualifiers
Batch: 5I21024 Extracted: 09/21/05										
Matrix Spike Analyzed: 09/21/2005 (5I21024-MS1)					**Source: IOI1333-01**					
Benzene	24.6	0.50	ug/l	25.0	0.86	95	60-125			
Ethylbenzene	30.3	0.50	ug/l	25.0	4.9	102	65-130			
Toluene	31.8	0.50	ug/l	25.0	8.8	92	65-125			
o-Xylene	42.7	0.50	ug/l	25.0	20	91	60-125			
m,p-Xylenes	78.1	1.0	ug/l	50.0	33	90	60-130			
Xylenes, Total	121	1.5	ug/l	75.0	53	91	60-130			
Di-isopropyl Ether (DIPE)	24.2	5.0	ug/l	25.0	ND	97	60-140			
Ethyl tert-Butyl Ether (ETBE)	25.1	5.0	ug/l	25.0	ND	100	55-135			
tert-Amyl Methyl Ether (TAME)	25.6	5.0	ug/l	25.0	ND	102	55-140			
Methyl-tert-butyl Ether (MTBE)	25.9	1.0	ug/l	25.0	ND	104	50-150			
tert-Butanol (TBA)	99.1	25	ug/l	125	ND	79	60-145			
Surrogate: Dibromofluoromethane	*26.7*		*ug/l*	*25.0*		*107*	*80-120*			
Surrogate: Toluene-d8	*25.8*		*ug/l*	*25.0*		*103*	*80-120*			
Surrogate: 4-Bromofluorobenzene	*25.9*		*ug/l*	*25.0*		*104*	*80-120*			
Matrix Spike Dup Analyzed: 09/21/2005 (5I21024-MSD1)					**Source: IOI1333-01**					
Benzene	23.8	0.50	ug/l	25.0	0.86	92	60-125	3	20	
Ethylbenzene	29.6	0.50	ug/l	25.0	4.9	99	65-130	2	20	
Toluene	31.3	0.50	ug/l	25.0	8.8	90	65-125	2	20	
o-Xylene	42.5	0.50	ug/l	25.0	20	90	60-125	1	20	
m,p-Xylenes	77.0	1.0	ug/l	50.0	33	88	60-130	1	25	
Xylenes, Total	120	1.5	ug/l	75.0	53	89	60-130	1	20	
Di-isopropyl Ether (DIPE)	23.8	5.0	ug/l	25.0	ND	95	60-140	2	25	
Ethyl tert-Butyl Ether (ETBE)	24.3	5.0	ug/l	25.0	ND	97	55-135	3	25	
tert-Amyl Methyl Ether (TAME)	25.5	5.0	ug/l	25.0	ND	102	55-140	0	30	
Methyl-tert-butyl Ether (MTBE)	25.5	1.0	ug/l	25.0	ND	102	50-150	2	25	
tert-Butanol (TBA)	96.7	25	ug/l	125	ND	77	60-145	2	25	
Surrogate: Dibromofluoromethane	*26.8*		*ug/l*	*25.0*		*107*	*80-120*			
Surrogate: Toluene-d8	*25.9*		*ug/l*	*25.0*		*104*	*80-120*			
Surrogate: 4-Bromofluorobenzene	*25.9*		*ug/l*	*25.0*		*104*	*80-120*			

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DATA QUALIFIERS AND DEFINITIONS

M1 The MS and/or MSD were above the acceptance limits due to sample matrix interference. See Blank Spike (LCS).

M-NR1 There was no MS/MSD analyzed with this batch due to insufficient sample volume. See Blank Spike/Blank Spike Duplicate.

ND Analyte NOT DETECTED at or above the reporting limit or MDL, if MDL is specified.

RPD Relative Percent Difference

ADDITIONAL COMMENTS

For 8260 analyses:

Due to the high water solubility of alcohols and ketones, the calibration criteria for these compounds is <30% RSD. The average % RSD of all compounds in the calibration is 15%, in accordance with EPA methods.

For Volatile Fuel Hydrocarbons (C6-C12):

Volatile Fuel Hydrocarbons (C6-C12) are quantitated against a gasoline standard.

For Extractable Fuel Hydrocarbons (EFH, DRO, ORO) :

Unless otherwise noted, Extractable Fuel Hydrocarbons (EFH, DRO, ORO) are quantitated against a Diesel Fuel Standard.

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Certification Summary

Del Mar Analytical, Irvine

Method	Matrix	Nelac	California
EDD	Water		
EPA 8015B/8021B	Water	X	X
EPA 8015B	Water	X	X
EPA 8260B	Water	X	X

Nevada and NELAP provide analyte specific accreditations. Analyte specific information for Del Mar Analytical may be obtained by contacting the laboratory or visiting our website at www.dmalabs.com.

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19925

IQI1333

CHAIN OF CUSTODY FORM

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#475

Client Name/Address:	Project/PO Number:
SES 6160 Fairmont Ave San Diego CA 92101	Gem Properties 31002.29
Project Manager: John Royal	**Phone Number:** 619 299 0033
Sampler: Casey Poldino	**Fax Number:** 619 299-0087

Sample Description	Sample Matrix	Container Type	# of Cont.	Sampling Date/Time	Preservatives	Analysis Required: 8015 diesel	8015 / 8021 TPHg / BTEX	8260 OXYs	Special Instructions
MW 1	H_2O	VOA	5	9.18.05 7:20	HCl		X	X	* please
		1 ltr	1		Ø	X			submit
MW 2		VOA	5	9.18.05 5:11	HCl		X	X	EDF
		1 ltr	1		Ø	X			
MW 3		VOA	5	9.18.05 6:30	HCl		X	X	
		1 ltr	1		Ø	X			
MW 4		VOA	5	9.18.05 5:35	HCl		X	X	
		1 ltr	1		Ø	X			
MW 5		VOA	5	9.18.05 5:11	HCl		X	X	
		1 ltr	1		Ø	X			
							RECEIVED from RIDGE		

Relinquished By:	Date /Time:	Received by:	Date /Time:
[signature]	9.19.05 8:00 AM	[signature]	9-19-05 1410
Relinquished By: [signature]	Date /Time: 9-19-05 1750	Received by:	Date /Time:
Relinquished By:	Date /Time:	Received in Lab by: V. Barba	Date /Time: 9-19-05 1750

Turnaround Time: (Check)
same day ____ 72 hours ____
24 hours ____ 5 days ____
48 hours ____ normal ✓

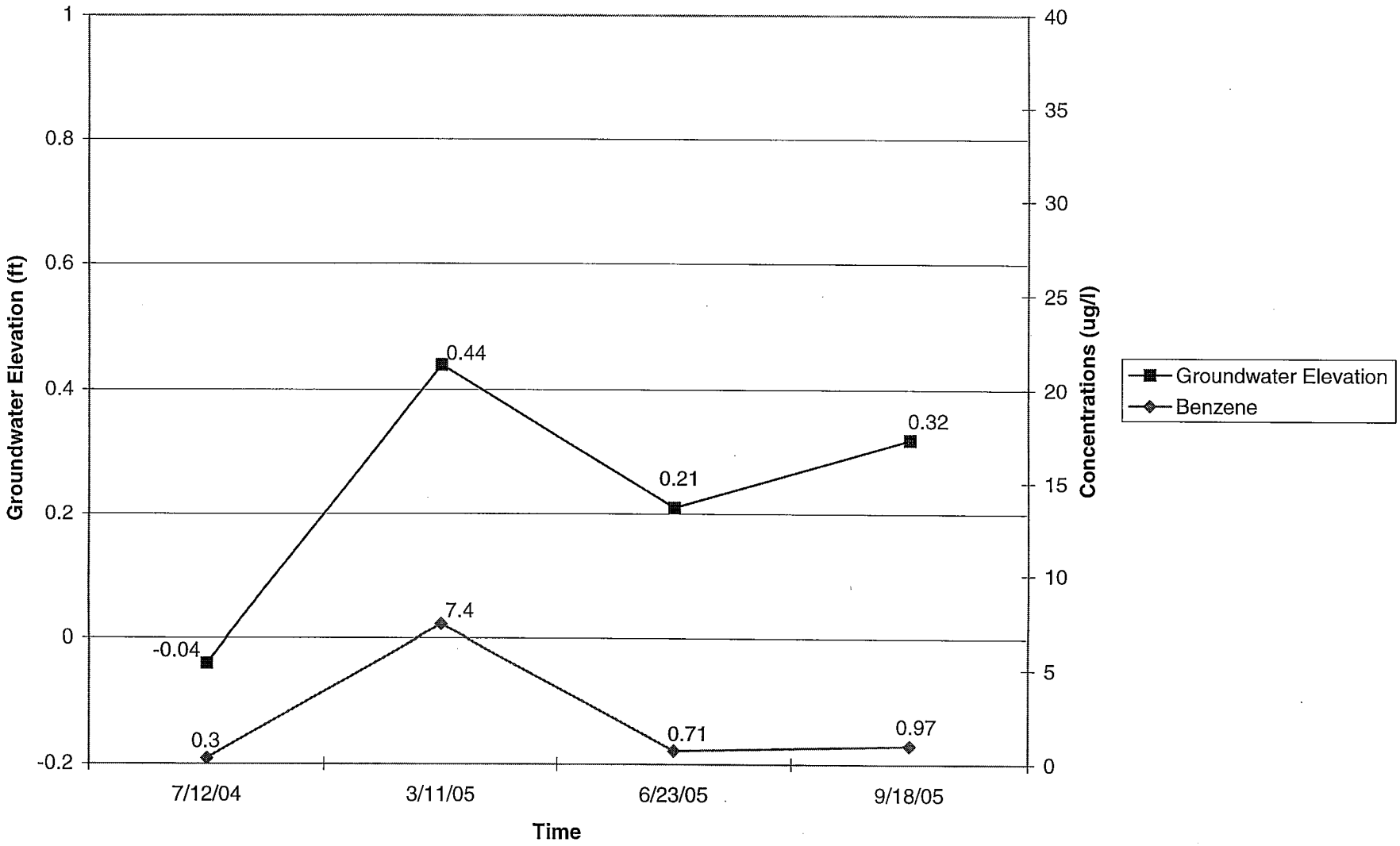
Sample Integrity: (Check)
intact ✓ on ice ✓ 5°C

Note: By relinquishing samples to Del Mar Analytical, client agrees to pay for the services requested on this chain of custody form and any additional analyses performed on this project. Payment for services is due within 30 days from the date of invoice. Sample(s) will be disposed of after 30 days.

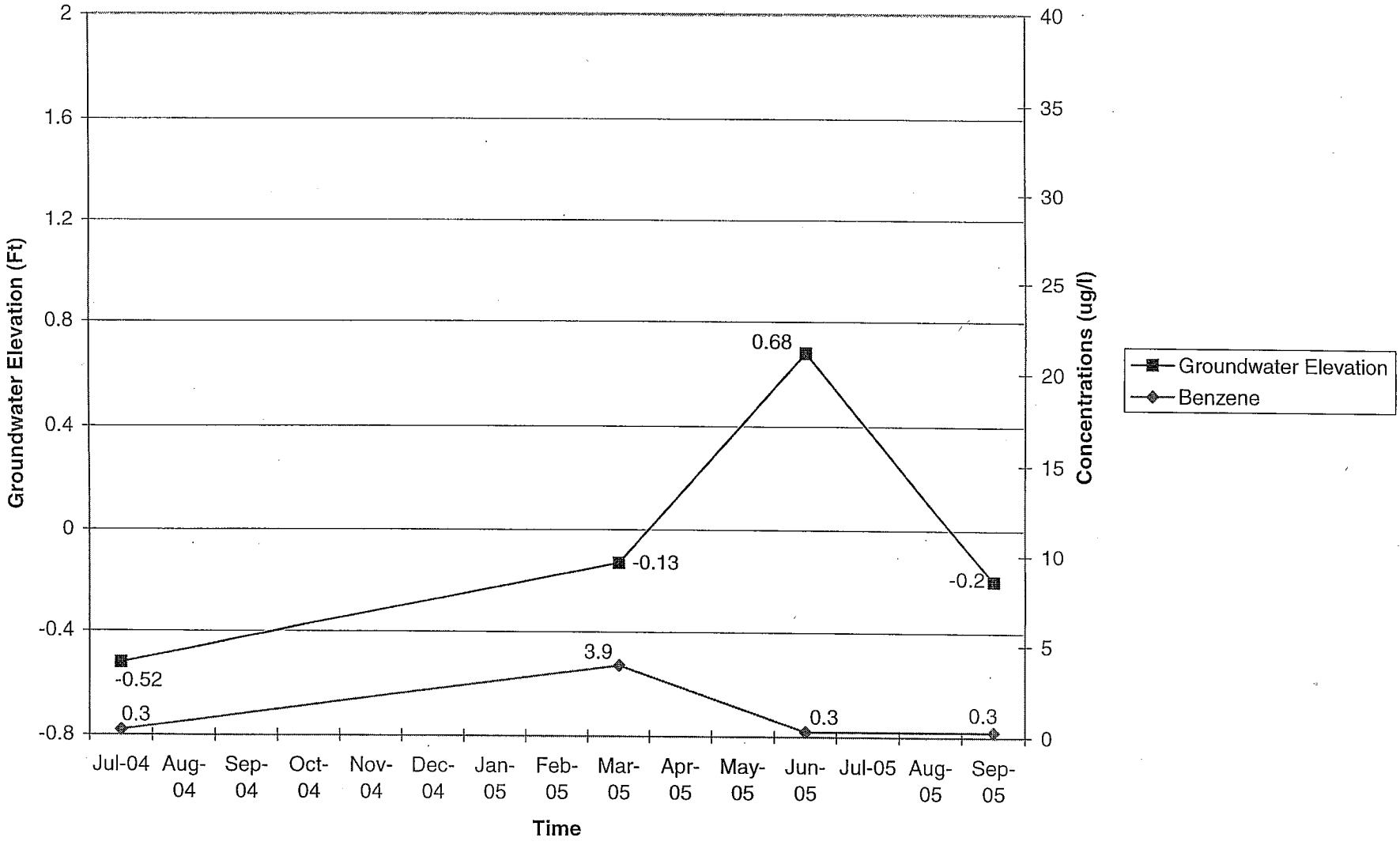
APPENDIX D

Graphs

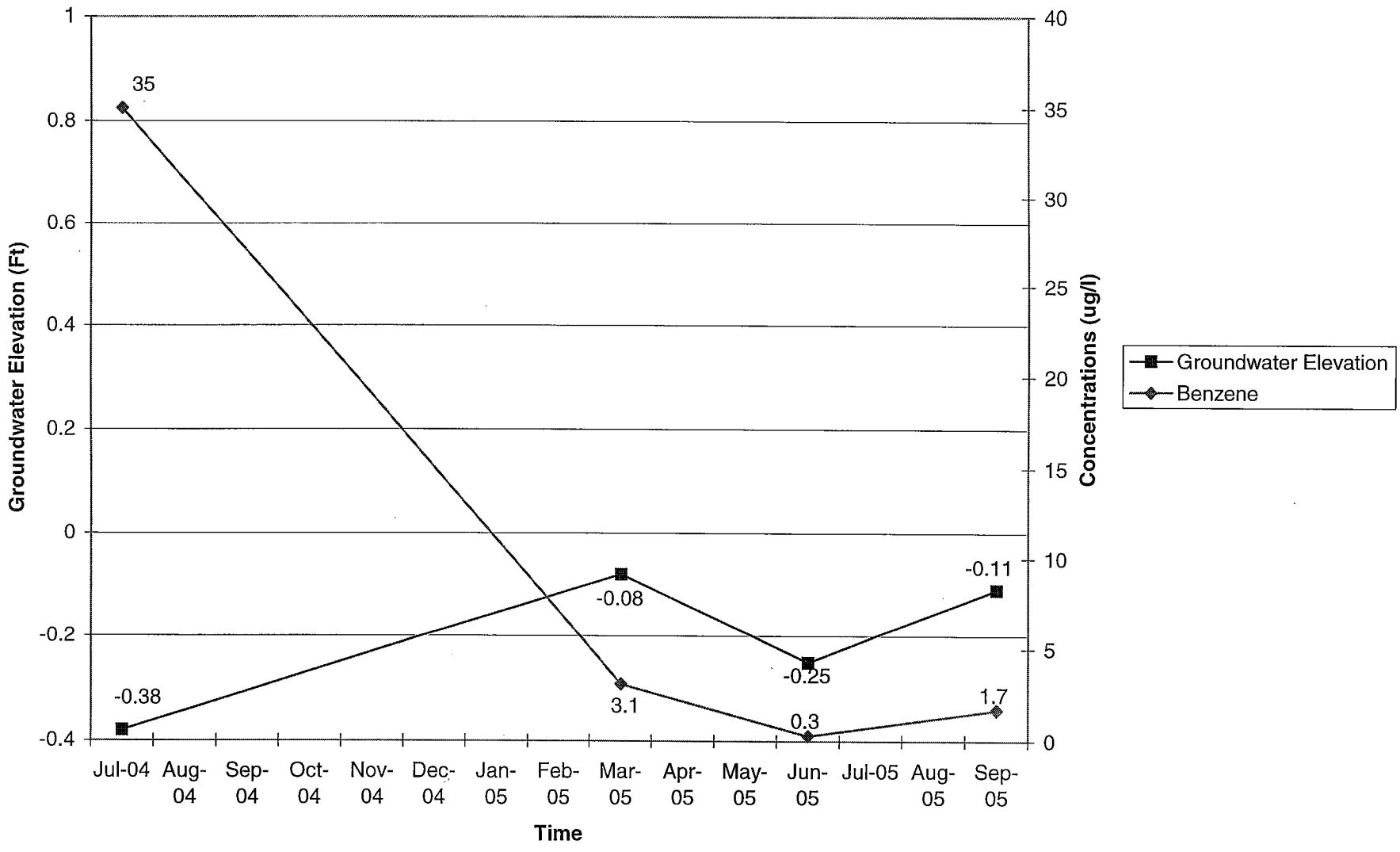
Benzene Concentration vs. Groundwater Elevation Over Time in MW1



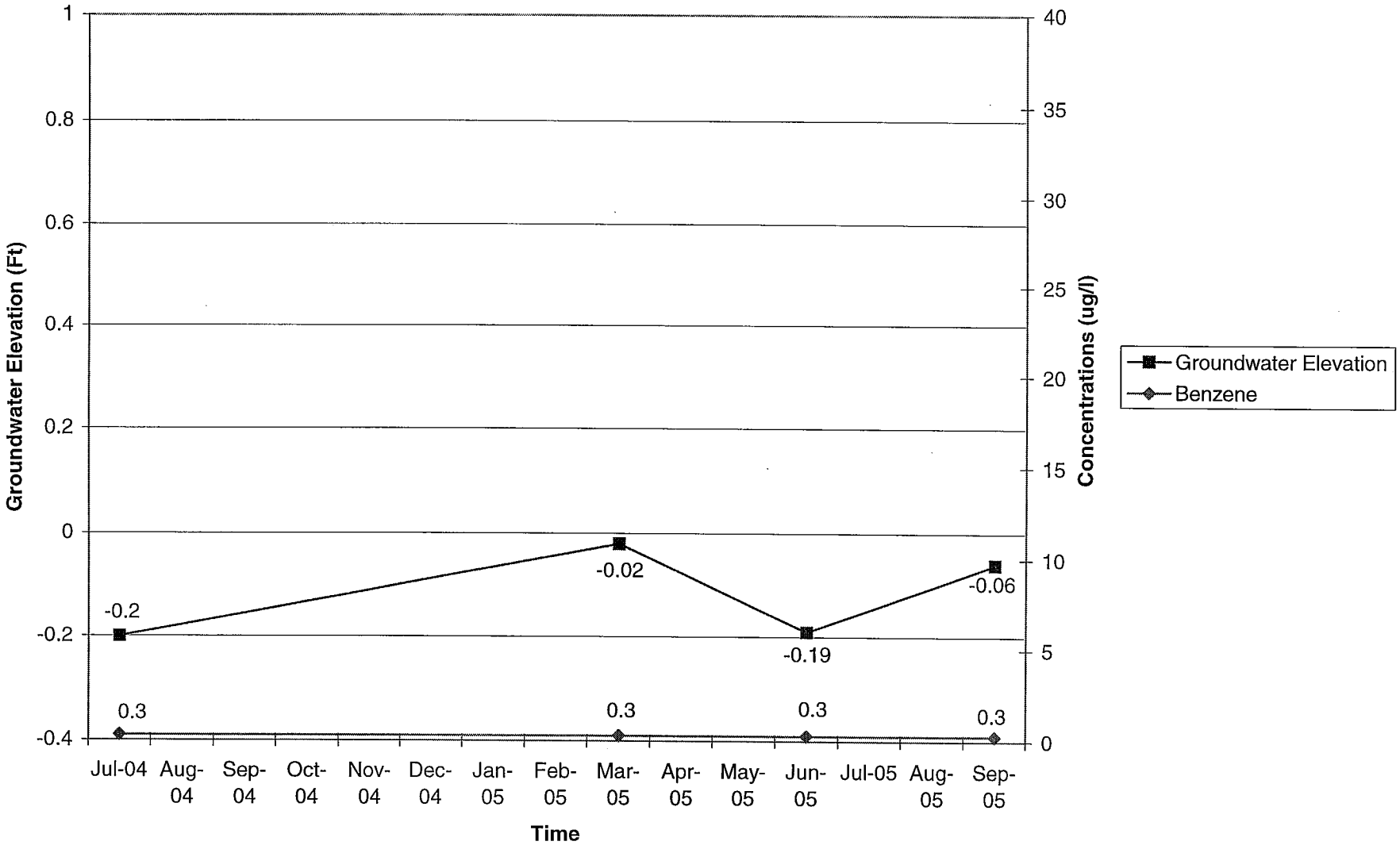
Benzene Concentration vs. Groundwater Elevation Over Time in MW2



Benzene Concentration vs. Groundwater Elevation Over Time in MW3



Benzene Concentration vs. Groundwater Elevation Over Time in MW4



Benzene Concentration vs. Groundwater Elevation Over Time in MW5